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ASE 6730

August 11, 2010

Acton Board of Appeals
472 Main Street
Acton, MA 01720

RE: Marsh View

Dear Board Members:

The purpose of this letter is to provide the Board with data comparing aspects of the presently proposed, or Alternative Project, to the Originally Proposed Project.

The most significant change is a decrease in the height of the proposed houses from 35 feet to 26 feet. The presently proposed raised ranches are 9 feet, or one story, shorter than the previously proposed cape style homes.

The ridge height of the presently proposed raised ranch near Central Street will be at elevation 244.5, as compared to the previously proposed cape at the same location having a ridge height at 253.4 feet. This results in a reduction of the ridgeline elevation of 8.9 feet.

The ridgeline of the raised ranch will be 4 feet [244.5-240.5] above the ridgeline of the existing house at 93 Central Street and 5 feet [244.5-239.5] above the ridgeline of 89 Central Street.

The Alternative Project has been designed to maintain a minimum 10.00 foot side yard offset from existing property lines as required by the Bylaw. Front and rear yard offsets also conform to the Bylaw.

For ease of comparison we have reproduced the Development Data for both projects on a single page and underlined the changes and provided explanatory notes.

Very truly yours,
Mark T. Donohue, PE

for:
Acton Survey & Engineering, Inc.

cc: Marsh View, LLC.

Comparison of Projects

Data is from Sheet 2 of 8 of Submitted Plans

Original Proposal

DEVELOPMENT DATA:

EXISTING:

DWELLING LOCATED AT 93 CENTRAL STREET TO BE RAZED AND DRIVEWAY TO BE REMOVED.

PROPOSED DEVELOPMENT: FOUR SINGLE FAMILY UNITS

(4) 3-BEDROOM UNITS = 12 BEDROOMS

(1) AFFORDABLE UNIT; (LOT 1)

DWELLING UNIT DENSITY:

TOTAL SITE AREA = 41,034 SF = 0.94 ACRES
THERE ARE NO WETLANDS LOCATED ON THE SITE
TOTAL UPLAND AREA = 0.94 ACRES
TOTAL NUMBER OF UNITS = 4
NUMBER OF UNITS PER ACRE = 4.3

EXISTING IMPERVIOUS COVER = 0.04 ACRES (4%)
PROPOSED BUILDING COVERAGE = 0.12 ACRES (13%)
PROPOSED IMPERVIOUS COVER = 0.27 ACRES (29%)

FLOOR AREA RATIO:

GROSS FLOOR AREAS-EXCLUDES STAIRS
BASEMENT = 500 SF
FIRST FLOOR = 1375 SF
SECOND FLOOR = 1172 SF *
TOTAL = 3047 SF x 4 UNITS = 12,188 sf
FLOOR AREA RATIO = $12,188 / 41,034 = 0.30$

Alternative proposal

DEVELOPMENT DATA:

EXISTING:

DWELLING LOCATED AT 93 CENTRAL STREET TO BE RAZED AND DRIVEWAY TO BE REMOVED.

PROPOSED DEVELOPMENT: FOUR SINGLE FAMILY UNITS

(4) 3-BEDROOM UNITS = 12 BEDROOMS

(1) AFFORDABLE UNIT; (LOT 1)

DWELLING UNIT DENSITY:

TOTAL SITE AREA = 41,034 SF = 0.94 ACRES
THERE ARE NO WETLANDS LOCATED ON THE SITE
TOTAL UPLAND AREA = 0.94 ACRES
TOTAL NUMBER OF UNITS = 4
NUMBER OF UNITS PER ACRE = 4.3

EXISTING IMPERVIOUS COVER = 0.04 ACRES (4%)
PROPOSED BUILDING COVERAGE = 0.16 ACRES (15.6%)
PROPOSED IMPERVIOUS COVER = 0.32 ACRES (33%)

FLOOR AREA RATIO:

GROSS FLOOR AREAS-EXCLUDES STAIRS
BASEMENT = 819 SF
MAIN LEVEL = 1,587 SF
TOTAL = 2,406 SF x 4 UNITS = 9,624 SF
FLOOR AREA RATIO = $9,624 / 41,034 = 0.23$

NOTES:

Changes are underlined

- * Second floor removed in Alternative Proposal to decrease height of buildings and required an increase in building footprint.

Increase in building foot print is 436 square feet per house

Increase in impervious cover is 2,189 square feet of which 1,744 square feet is due to increase in building footprint.

Floor area of houses decreased by 641 square feet per house and results in Floor Area Ratio being below 0.25 as recommended by Comprehensive Permit Guidelines